

# Long Term Property Management Plan

City of Turlock Successor Agency

# 2013



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***As required by Section 34191.5(c) (2) of the  
California Health and Safety Code***

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## ***Long Range Property Management Plan***

### ***Successor Agency to the former Turlock Redevelopment Agency***

#### **Introduction**

On June 27, 2012, Governor Jerry Brown signed into law Assembly Bill 1484, (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X26. One of the key components of AB 1484 is the requirement that all successor agencies develop long-range property management plans that governs the disposition and use of the former redevelopment agency property. This document is the Long Range Property Management Plan for the Successor Agency to the former Turlock Redevelopment Agency (Successor Agency).

#### **Summary of Properties owned by the Successor Agency**

1. 301 Starr Avenue, Turlock (APN 042-022-083)
2. 129 South Broadway, Turlock
3. 226 N Broadway
4. 244 North Broadway
5. 400 B Street

#### **Inventory**

Section 34191.5 ©(1) of the California Health and Safety Code, which was added as part of AB 1484, requires that the Long Range Property Management Plan include an inventory of all properties held in the Community Redevelopment Property Trust Fund. For the Turlock Successor Agency, this includes five parcels referenced in the prior section. As per the statute, each of these parcels is described separately.

#### **Use or Disposition of properties**

Section 34191.5(c) (2) of the Health and Safety Code requires that Successor Agencies address the use or disposition of all properties in the Community Redevelopment Trust Fund. The properties can be retained for governmental use, retained for future development, sold or used

to fulfill an enforceable obligation. The legislation goes on to the state the following:

- *The plans should separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.*
- *Property intended to be used for a project identified in an approved redevelopment plan will be transferred to the host city or county.*
- *If the successor agency plans to liquidate the property or use the revenues from the property for any purpose other than fulfilling an enforceable obligation or for a contemplated redevelopment project, the proceeds from the sale shall be distributed as property tax to the taxing entities.*

The utilization of property contained in this plan is included in each subject parcel detail.

**Parcel #1 - 301 Starr Avenue, Turlock**



**Date of Acquisition and its value at that time, and an estimate of current value.**

The subject parcel was acquired by the Redevelopment Agency on July 15, 2011 for \$325,000. Its current estimated value is approximately \$325,000. An appraisal was conducted February 2010 by a certified appraiser.

**The purpose for which the property was acquired.**

The purpose of the acquisition was to redevelop the site with affordable housing which is consistent with the neighborhood.

**Parcel data for each property, including address, lot size and current zoning.**

The subject parcel, 301 Starr Avenue, APN #042-022-083 is 25,565 square feet and includes a 3,021 square foot office building and a detached 960 square foot storage building. Other site improvements include steel and chain link fenced enclosure, perimeter site fencing, asphalt parking, etc.

The subject neighborhood boundaries can reasonable by described as Canal Drive, one block to the south, Berkeley Avenue five blocks to the east, Geer Road, two blocks to the west and Hawkeye Avenue three blocks to the north. This rectangular shape contains mostly older established residential uses, primarily single family homes. Scattered throughout this area, are several multi-family projects that include condominiums and apartment complexes. Immediately south of the subject property across Starr Avenue is the Superior Court building and beyond that is the former City of Turlock Police Department and Turlock Irrigation district headquarters.

To the east and north of the subject, there are several multi-family projects which are consistent with the zoning for this part of the subject neighborhood.

**As estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.**

The property is currently leased to Haven Women's Center of Stanislaus, a nonprofit agency that serves as a catalyst for individual empowerment and societal change. Haven promotes safety and healing for women and children impacted by domestic or sexual violence, dedicate itself to a non-judgmental, holistic, client centered approach through advocacy, education and supportive services and believes in honoring our heritage, and validating the feelings and experiences of the many lives touched by violence against women.

In December 2013, Haven Women's Center will celebrate 36 years of service to women and children in Stanislaus County. Haven is a feminist-based agency that operates with the philosophy that gender-based societal barriers toward women still exist in the forms of violence and discrimination because of gender, race, age, culture, religious preference, sexual orientation or developmental or physical ability. Haven is dedicated to serving as an agent of social change while supporting individual women to strive for equity and empowerment.

The center was founded in 1977 as Haven/Stanislaus Women's Refuge Center providing domestic violence support services to battered women and their children in Stanislaus County. The following year, Haven was awarded one of six grants in the state of California to establish pilot shelter programs.

In the Turlock location, Haven currently offers a number of domestic violence related services including legal services, one-on-one counseling, case management, children's groups, support groups, crisis intervention and teen's groups.



**Any history of environmental contamination or remediation efforts.**

There is no known contamination of the subject parcel at this time.

**A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency.**

The subject parcel is part of a mixed use neighborhood, centrally located in the community of Turlock and in close proximity to major traffic and transit routes as well as supportive neighborhood services.

**A brief history of previous proposals and activities, including rental or lease of the property.**

As previously mentioned, the site is currently leased to Haven's Women Center of Stanislaus for a period of five years.

**Use or disposition of property.**

The Successor Agency intends to deed the subject parcel to the City of Turlock's Housing program to begin compiling financing to move forward with the affordable housing project using United states Department of Housing and Urban Development funds.

<b>Parcel #2 - 129 S Broadway, Turlock (APN # 061-016-039)</b>
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Insert picture of parking lot

**Date of Acquisition and its value at that time, and an estimate of current value.**

The property was purchased by the City more than 25 years ago. The purchase price is not known at this time.

**The purpose for which the property was acquired.**

Public parking lot.

**Parcel data for each property, including address, lot size and current zoning.**

The subject parcel at 129 South Broadway is approximately 13,737.3 square feet in size. It is zoned for public purposes.

**An estimate of the current value of the parcel, including any appraisal information, if available.**

Not known at this time.

**As estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.**

The Successor Agency intends to retain the property in the name of the City of Turlock as a public parking lot to serve the downtown area.

**Any history of environmental contamination or remediation efforts.**

None known.

**A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency.**

Not known at this time.

**A brief history of previous proposals and activities, including rental or lease of the property.**

There have not been any leasing activities that involve the subject parcel.



<b>Parcel #3 -244 N Broadway, Turlock</b>
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Insert pictures

**Date of Acquisition and its value at that time, and an estimate of current value.**

The City served as the lender using CDBG funds for the acquisition and rehabilitation of the house on the subject parcel in 2005. In early 2006, the Carnegie Arts Center which is on the adjacent parcel burned and heavily damaged the home which was in the process of undergoing renovation. It was subsequently demolished and stayed vacant until the development of the Public Safety Facility in 2009.

**The purpose for which the property was acquired.**

Develop affordable housing units.

**Parcel data for each property, including address, lot size and current zoning.**

Formerly downtown overlay and community commercial. The subject parcel is now zoned for public use.

**An estimate of the current value of the parcel, including any appraisal information, if available.**

The subject parcel is now part of the larger parcel that is the site of the new Public Safety Facility.

**As estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.**

The Successor Agency intends to retain the property in the name of the City of Turlock as a art of the Public Safety Facility.

**Any history of environmental contamination or remediation efforts.**

None known.

**A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency.**

There is no potential.

**A brief history of previous proposals and activities, including rental or lease of the property.**



**Parcel # 4 - 226 N Broadway**



**Former Smith  
Chevrolet Site**

**Date of Acquisition and its value at that time, and an estimate of current value.**

Subject parcel was purchased in February 2000 for \$637,000.

**The purpose for which the property was acquired.**

The intent was to redevelop the site into an affordable housing project. Full history of site is attached.

**Parcel data for each property, including address, lot size and current zoning.**

Zoning on the subject parcel was previously community commercial with a downtown overlay.

The parcel has been redeveloped as part of the new Public Safety facility and the parcel has been merged with adjacent parcels in 2011.

**An estimate of the current value of the parcel, including any appraisal information, if available.**

Not known at this time.

**As estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.**

The Successor Agency intends to retain the property in the name of the City of Turlock as a part of the new Public Safety facility for public purposes.

**Any history of environmental contamination or remediation efforts.**

The City was required as part fo the construction of the Public Safety Facility to remediate some soil contamination from an old auto repair shop on an adjacent parcel.

**A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency.**

None.

**A brief history of previous proposals and activities, including rental or lease of the property.**

See attached history.

<b>Parcel #5 - 400 B Street (APN #043-048-039)</b>
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**Date of Acquisition and its value at that time, and an estimate of current value.**

The subject parcel was purchased in February 2005 for the purposes of becoming an Emergency Cold Weather Homeless Shelter for \$365,000.

**The purpose for which the property was acquired.**

The acquisition of 400 B Street, an 8,662 sq.ft. warehouse structure, was purchased for the City to establish a permanent location for an emergency shelter facility for homeless single adults living in the City of Turlock. WECare, a non organization was contracted to administer the proposed emergency shelter day center.

**Parcel data for each property, including address, lot size and current zoning.**

The subject parcel at 400 B Street is approximately 11,157.6 square feet in size and is zoned Residential/Industrial.

**An estimate of the current value of the parcel, including any appraisal information, if available.**

The City currently has a lease to Purchase Option Agreement in the amount of \$140,000 on the subject parcel. The end date of the Agreement is September 30, 2014. If the lessee chooses not to exercise the option to purchase, the City will order an appraisal and list the property for sale.

**As estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.**

See attached agreement

**Any history of environmental contamination or remediation efforts.**

None known.

**A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency.**

The subject parcel is located in an industrial area of Turlock.

**A brief history of previous proposals and activities, including rental or lease of the property.**

See attached agreement.

